

FILE NO.: Z-8949

NAME: Borne Short-form PD-R

LOCATION: Located at 4422 "I" Street

DEVELOPER:

Robin Borne Architects PA
4422 "I" Street
Little Rock, AR 72205

SURVEYOR:

Brooks Surveying
20820 Arch Street Pike
Hensley, AR 72085

AREA: 0.18 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

CURRENT ZONING: R-2, Single-family

ALLOWED USES: Single-family residential

PROPOSED ZONING: PD-R

PROPOSED USE: Add home occupation within a separate structure on the site
– Hillcrest Design Overlay District

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The request is a rezoning from R-2, Single-family to PD-R to allow the use of an existing detached garage as an office for the homeowner. The upper level of the existing garage will be converted to serve as the homeowner's architectural office. The lower level will be used as storage for the homeowner. Renovations include removal of the existing wood siding and replacement with new fiber cement board siding to closely match the existing siding. One of the windows on the east and west elevations will be removed and the window on the northern elevation will be enlarged. The door on the west side will be relocated. The interior will be finished space to include the office, a restroom, new electrical,

plumbing and HVAC. The proposal includes the addition of a 12-foot by 16-foot screened porch on the west side of the building and the reconstruction of an existing wood deck and the addition of new wood stairs and landing on the northeast entrance to the residence.

B. EXISTING CONDITIONS:

This area of Hillcrest contains a mixture of residential uses including single-family, single-family with garage apartments, duplex units and multi-unit buildings. There are three (3) new homes located along this properties eastern boundary. 'I' Street is a narrow unimproved street. Ash Street is a narrow street and dead ends at the park four (4) houses to the north of this property. There are commercial uses located one (1) block south located along Kavanaugh Boulevard.

C. NEIGHBORHOOD COMMENTS:

As of this writing, staff has not received any comment from area residents. All property owners located within 200-feet of the site along with the Hillcrest Residents Neighborhood Association were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

No comment.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Wastewater: Sewer available to this project.

Entergy: Entergy does not object to this proposal. If there are overhead electrical lines in the area of construction then use caution and contact Entergy if there are any doubts.

Center-Point Energy: No comment received.

AT & T: No comment received.

Central Arkansas Water: No objection.

Fire Department: Fire hydrants per code. Maintain access. Exit sign lights. Contact the Little Rock Fire Department for additional information.

County Planning: No comment.

CATA: Proposed site is 1/10 mile from Route #1 bus stop at Kavanaugh and Beechwood or Kavanaugh and Walnut.

Parks and Recreation: No comment received.

F. ISSUES/TECHNICAL/DESIGN:

Building Code: Project is a change in occupancy and is therefore subject to current building code requirements. Review and approval is required by Building Codes Division before occupancy takes place. For information on submittal requirements and the review process, contact a commercial plans examiner: Curtis Richey at 501.371.4724; crichey@littlerock.org or Mark Alderfer at 501.371.4875; malderfer@littlerock.org.

Planning Division: This request is located in the Heights/Hillcrest Planning District. The Land Use Plan shows Residential Low Density (RL) for this property. Residential Low Density allows for single family homes at densities not to exceed 6 dwelling units per acre. Such residential development is typically characterized by conventional single family homes, but may also include patio or garden homes and cluster homes, provided that the density remain less than 6 units per acre. The applicant has applied for a rezoning from R-2 (Single Family District) to PDR (Planned District Residential) to allow a home-occupation in an accessory structure on the site. The application is within the Hillcrest Design Overlay District.

Master Street Plan: 'I' and Ash Streets are shown as a Local Streets on the Master Street Plan. The primary function of a Local Street is to provide access to adjacent properties. Local Streets that are abutted by non-residential zoning/use or more intensive zoning than duplexes are considered as "Commercial Streets". A Collector design standard is used for Commercial Streets. These streets may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: There are no bike routes shown in the immediate vicinity.

Landscape: No comment.

G. SUBDIVISION COMMITTEE COMMENT: (June 4, 2014)

The applicant was not present. Staff presented the item stating there were no outstanding technical issues associated with the request. There was no further discussion of the item. The Committee then forwarded the item to the full Commission for final action.

H. ANALYSIS:

There were no outstanding technical issues associated with the request in need of addressing raised at the June 4, 2014, Subdivision Committee meeting. The request is a rezoning from R-2, Single-family to PD-R to allow the use of an existing detached garage as an office for the homeowner. The upper level of the

existing garage will be converted to serve as the homeowner's architectural office. The lower level will be used as storage for the homeowner. Minor modifications will be completed to the garage to allow the garage to serve as the office use. Those renovations include removal of the existing wood siding and replacement with new fiber cement board siding, windows on the east and west elevations will be removed and the window on the northern elevation will be enlarged and the door on the west side will be relocated. The interior modifications will include finished space for the office, including a restroom, new electrical, plumbing and HVAC. A future phase of the renovations include the addition of a 12-foot by 16-foot screened porch on the west side of the building, the reconstruction of an existing wood deck and the addition of new wood stairs and landing on the northeast entrance to the residence.

The applicant is proposing signage as allowed in single-family zones. The ordinance typically allows the placement of ground signage in residential zones at a maximum of six (6) feet in height and one (1) square foot in sign area and/or a building mounted sign not to exceed one (1) square foot in sign area.

The applicant has stated there will not be any full time employees of the business. He has stated on occasion there may be an intern staff person.

The property is located within the Hillcrest Design Overlay District. The Hillcrest Design Overlay District has specific development criteria related to setbacks, lot coverage, floor area ratio and maximum building height. The ordinance states property, if for any reason, that cannot be developed without violating the standards of the DOD shall be reviewed through the planned zoning district section of the zoning ordinance, with the intent to devise a workable development plan which is consistent with the purpose and intent of the overly ordinance. Section 36-253(b.6.a) defines the parameters in which a home occupation is permitted. The ordinance states home occupations shall be permitted that will not involve accessory buildings. The applicant is proposing to not place the home occupation within the primary structure on the site, thus the need for the PD-R zoning request.

Staff is supportive of the request. Staff does not feel the rezoning to PD-R to allow the use of an existing detached garage as an architectural office for this homeowner will adversely impact the area.

I. STAFF RECOMMENDATION:

Staff recommends approval of the request subject to compliance with the comments and conditions as outlined in paragraphs D, E and F of the agenda staff report.

Staff recommends the approval for the architectural office be limited to the current property owner and his occupancy of the primary residence and the use as an architectural office not be transferable to a future property owner.

PLANNING COMMISSION ACTION:

(JUNE 26, 2014)

The applicant was present. There were no registered objectors present. Staff presented the item with a recommendation of approval of the request subject to compliance with the comments and conditions as outlined in paragraphs D, E and F of the agenda staff report. Staff presented a recommendation that the approval for the architectural office be limited to the current property owner and his occupancy of the primary residence and the use as an architectural office not be allowed as a transferable use to a future property owner.

There was no further discussion of the item. The chair entertained a motion for approval of the item as presented by staff. The motion carried by a vote of 10 ayes, 0 noes and 1 absent.